

Know all Men by these Presents,

That We, ROBERT G. PERELKA, of Clinton, County of Kennebec, and State of Maine, and STEVEN BARD, of Waterville, County of Kennebec, and State of Maine,

in consideration of One dollar and other valuable consideration

013062

paid by LYNN K. SPARKES and KENNETH L. SPARKES, of Waterville, County of Kennebec, and State of Maine,

whose mailing address is 86 Rideout Street, Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LYNN K. SPARKES and KENNETH L. SPARKES,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec, and State of Maine and bounded and described as follows, to wit:-

Beginning at a point in the northerly side of Rideout Street, so-called, in said Waterville, where the westerly line of land now or formerly of Merilda Giguere intersects said northerly side of said Rideout Street and thence northerly by and along the westerly line of land formerly of A.F. Hutchinson Land Company and now or formerly of the said Giguere; thence at right angles and in an easterly direction ninety (90) feet; thence at right angles in a southerly direction one hundred (100) feet to the northerly side of Rideout Street; thence in a westerly direction by and along the northerly side of said Rideout Street ninety (90) feet to point of beginning.

Being the same premises conveyed to the grantors herein by Warranty Deed of Robert G. Perelka dated December 21, 1988 and recorded in the Kennebec Registry at Book 3484, Page 13.

Also another lot or parcel of land together with all rights to a drilled well situated thereon which parcel is located on the west side of Rideout Street, City of Waterville, County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:-

Beginning at an iron pin to be set which is located on the westerly bound of that paper street shown on the City of Waterville Tax Map as Rideout Street, which iron pin also marks the southeasterly bound of property described as the second parcel in a Warranty Deed given to Louis E. DeRosby and Jeannine G. DeRosby by Merilda Giguere as recorded in the Kennebec Registry of Deeds at Book 1526, Page 778; thence northerly 5' feet along Rideout Street to a point; thence westerly and parallel with the northerly bound of property of Robert G. Perelka and Steven A. Bard herein as aforesaid, a distance of 100' to a point; thence southerly 5' to an iron pin to be set marking the northwesterly bound of other property of Robert G. Perelka and Steven A. Bard; thence easterly 100' along the northerly bound of property of Robert G. Perelka and Steven A. Bard 100' to the point of beginning.

Being the same premises conveyed to the grantors herein by Warranty Deed of Louis E. DeRosby and Jeannine G. DeRosby dated June 9, 1989 to be concurrently recorded herewith.

Also conveying to the grantees herein, their heirs and assigns, a right-of-way in and to that paper street delineated on the City of Waterville Tax Maps as "Rideout Street", in common and with others on foot and by vehicle. Also conveying to the grantees, their heirs and assigns, the right to install and maintain all utilities on and about the right-of-way herein conveyed, including but not limited to sewer, water, gas, electric, telephone, and cable utilities.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LYNN K. SPARKES and KENNETH L. SPARKES

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do warrant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said ROBERT G. PERELKA and STEVEN BARD,

and

husband/wife of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this Sixteenth day of the month of June, A.D. 19 89.

Signed, Sealed and Delivered in presence of

Witnesses: D. R. Butler, Esq. and Steven Bard

Robert G. Perelka and Steven Bard

State of Maine, County of Kennebec ss. June 16th, 1989

Then personally appeared the above named ROBERT G. PERELKA

and acknowledged the foregoing instrument to be his free act and deed.



Before me, David R. Butler, Esq. Notary Public Attorney at Law

DAVID R. BUTLER MY COMMISSION EXPIRES: JUNE 21, 1993

RECEIVED KENNEBEC SS.

Printed Name, ...1989 JUN 22 AM 9:00

ATTEST: Harriet Reed, Register of Deeds